



# July 19, 2007

# ACTION AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order ..... Chairperson Hall**  
**Invocation ..... Dean Thompson**  
**Pledge of Allegiance ..... Tony Atkins**  
**Quorum ..... Chairperson Hall**

**Quorum present with 100% of members present.**

**Approval of Minutes for June 21, 2007 ..... Chairperson Hall**

**Commissioner Garniewicz moved to approve the minutes of June 21, 2007. Commissioner Thompson seconded. Motion carried 4 – 0 – 1 (Hall abstained).**

**Reading of the Agenda ..... Director Browning**

**Approval of the Agenda ..... Chairperson Hall**

**Commissioner McGuire moved to approve the Agenda as presented. Commissioner Garniewicz seconded. Motion carried 5 – 0.**

### **Old Business**

**Preliminary Plat ..... Staff**

### **New Business**

**Final Plat ..... Staff**

#### **1. Riverwood Plantation West**

- **Athlone**, Duncan Street off of General Wood Parkway, Zoned PUD, 25 lots, 8.09 acres, Commission District 3.
- **Kenton**, Duncan Street off of General Wood Parkway, Zoned PUD, 44 lots, 35.05 acres, Commission District 3.
- **Epping**, Duncan Street off of General Wood Parkway, Zoned PUD, 38 units, 6.93 acres, Commission District 3.

**2. The Village at Crawford Creek**, William Smith Boulevard, Zoned PUD, 63 lots, 21.70 acres, Commission District 3.

**3. River Call at Crawford Creek**, William Smith Boulevard, Zoned PUD, 30 units, 9.77 acres, Commission District 3.

**Commissioner McGuire made the motion to approve the final plats for Athlone, Kenton, and Epping at Riverwood Plantation West; The Village and Rivercall at Crawford Creek and include all departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.**

**Preliminary Plat ..... Staff**

**4. Mush Road and Frontage Road Extension**, off of Wheeler and Flowing Wells Roads, Zoned C-2, 19.51 disturbed acres, Commission District 2.

**5. River Island Section III, Phase I**, Blackstone Camp Road, Zoned PUD, 117 lots, 35.30 acres, Commission District 1.



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**Commissioner Garniewicz made the motion to approve the preliminary plats for Mush Road and Frontage Road Extension and River Island Section III, Phase I, and include all departmental conditions. Commissioner Thompson seconded. Motion carried 5 - 0.**

**Rezoning..... Staff**

6. **RZ 07-07-02**, Rezone Tax Map 073 Parcel 092, 16.38 acres located on Columbia Road from R-2 to A-R. *Commission District 2.*  
**Commissioner Garniewicz made the motion allow the withdrawal of RZ07-07-02. Commissioner McGuire seconded. Motion carried 5 - 0.**
7. **RZ 07-07-01**, Rezone Tax Map 050 Parcels 7, 8, and 9, 2.32 acres located at 5672, 5674, and 5678 Columbia Road from P-1 to C-1. *Commission District 3.*  
**Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve RZ07-07-01 and to include departmental conditions. Motion Failed. Commissioner Thompson made the motion to disapprove RZ07-07-01. Commissioner McGuire seconded. Motion carried 4 – 1 (Atkins).**
8. **RZ 07-07-03**, Rezone a portion of Tax Map 041 Parcel 095, 0.47 acre located at 1216 Grant Road from R-A to S-1. *Commission District 4.*  
**Chairperson Hall declared the public hearing closed. Commissioner Garniewicz made the motion to approve RZ07-07-03 and to include departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.**
9. **RZ 07-07-04**, Rezone Tax Map 081A Parcels 035B and 035C, with a combined acreage of approximately .087 acre located at the end of Willow Oak Court from PUD to R-2, *Commission District 1.*  
**Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve RZ07-07-04 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 - 0.**
10. **RZ 98-06-01**, S-1 Amendment for Tax Map 052 Parcel 043, 3.08 acres located at 780 Old Louisville Road. *Commission District 4.*  
**Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve RZ98-06-01 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 - 0.**
11. **RZ 07-07-05**, Rezone Tax Map 082A Parcels 110 and 110A, 0.76 combined acres located at 301 Baston Road and 3618 Phillips Drive, from R-3 to C-2. *Commission District 2.*  
**Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ07-07-05. Commissioner Garniewicz seconded. Motion carried 4 – 1 (Atkins).**
12. **RZ 07-07-06**, Rezone Tax Map 074 Parcels 051, 055, and 055A, 24.22 combined acres located at 4383 Wheeler Road, 451 Fulcher Drive, and 360 Ashley Mill Road, from R-2 to A-R. *Commission District 2.*



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**Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve RZ07-07-06 and to include departmental conditions. Commissioner Atkins seconded. Motion carried 4 – 1 (Hall).**

- 13. RZ 07-07-07**, Rezone Tax Map 041 Parcel 100, 14 acres located at 1191 Louisville Road, from S-1 to R-A. *Commission District 4.*

**Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve RZ07-07-07 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 - 0.**

- 14. PUD Revision**, request to revise a front setback in West Lake Section XI, Phase I, Lot 24, located at 3821 Shoal Creek Court, *Commission District 1.*

**Commissioner Garniewicz made the motion to approve the revision to the West Lake PUD, Section XI, Phase, I, Lot 24 and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.**

- 15. PUD Revision**, request to revise a front setback in Highlands at Ivy Falls Plantation Phase V-A, Lots 226-229, located at 525, 527, 529, and 531 Midland Passage, *Commission District 3.*

**Commissioner McGuire made the motion to approve the revision to the Ivy Falls PUD, Phase V-A, Lots 226 – 229, and to include all departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 - 0.**

**Variation ..... Staff**

- 16. VA07-07-01**, request for variation from Section 90-135 *Signs*, maximum wall sign area in the ETCO located at 520 North Belair Road. *Commission District 3.*

**Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve VA07-07-01 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 - 0.**

**Staff Comments ..... Staff**

**Public Comments..... Chairperson Hall**

**Adjourn ..... Chairperson Hall**

**Meeting Adjourned at 8:50 p.m.**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson



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District 4 [Lee Anderson]	Tony Atkins
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### Meeting Schedule: July 2007/August 2007

Board/Commission	Date	Time	Location
Planning Commission	July 19, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	July 24, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	August 2, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	August 7, 2007	6:00 PM	Appling Courthouse, Appling, GA
Planning Commission	August 16, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	August 21, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	August 28, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on ***Tuesday, August 7, 2007*** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on ***Friday, August 3, 2007*** to place their name on the agenda for presentation.